

File



# Town of Carlisle

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PLANNING BOARD

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## MINUTES JUNE 26, 1995

Chair Colman opened the meeting at 7:25. Present were board members Tice, Yanofsky, Duscha, and Hengeveld, and guests Caitlin Colman and Anush Yousefian. The minutes of 6/12/95 were unanimously approved as amended, on a motion by Tice, seconded by Yanofsky. Minutes of the Study Plan subcommittee meeting of 6/12/95 were unavailable. Bills were approved for payment as submitted.

**Laurajon Rd. preliminary plan review fee account** On a motion by Yanofsky, seconded by Duscha, the board voted unanimously to release the balance of the review fee account for Laurajon Road preliminary plan to owner Ted Treibick.

**Appointment of new board member** Board members authorized the planner assistant to discuss with town counsel Betsy Lane the issue of possible conflict of interest were the board to recommend Dan Holzman for this position. She will report on that conversation to Colman.

**Ice Pond subdivision** The planner assistant explained to the board that she had received phone calls from Ice Pond home owners who were afraid that given the Hanscom suit, developer Hebb would not complete the road and services as approved. This would leave the town to do the remaining construction. No significant work has been done since the board released \$14,000 in spring of 1994. In addition, the subdivision approval expired in February 1994. The board reviewed LandTech's last estimate of the cost to complete, dated 2/4/94, and the amount of money left in the passbook security account at Stoneham Cooperative Bank. Although the balance seemed to be adequate, Yanofsky expressed the concern that with the passage of time, prices would be higher, and the existing first course of pavement, unseeded shoulders, and other partially completed items might deteriorate. Colman commented that the drainage swale east of the road is still under observation, and there is the possibility it may erode and undermine the road.

The board asked the planner assistant to ask LandTech to describe what process would be advisable to determine if such deterioration had occurred, and to update the estimate, and what the cost might be. The board discussed the possibility of requiring Hebb to complete within the near future, even though that might create the less than desirable situation in which heavy construction equipment is damaging completed roads. Colman will call

Building Commissioner Koning to ask if the special permit for common drive is enforceable, and what fines might be imposed were he to find the applicant is not conforming with the conditions of the special permits. Specifically at issue is the possible mislocation of the common drive, which continues to be an issue relative to the ability of walkers to use the town trail easement.

**Summer meeting schedule** All board members present at the meeting will be available for the meeting dates of July 10 and 24, and August 14 and 28. Bayne will check with LaLiberte, and she warned the board that she may be away for one of those meetings. She reported that two common drives, a conservation cluster, two subdivisions, and Malcolm Meadows, a SROSC, may be submitted soon.

**proposed common drive regs amendment to require all lots be accessed from the common drive** Proponent Duscha explained that she and the planner assistant had thought it would be best to discuss this concept informally before going to the expense of a public hearing. She commented that she is concerned that public safety, which is the stated purpose of the common drive bylaw, would be lessened by allowing any lots in the agreement to be accessed separately. She would include this amendment in the design standards section. Yanofsky commented that if the board perceived such a proposed common drive was less safe, the board is empowered to deny the special permit. Board members considered whether such a requirement would encourage, or perhaps discourage the use of common drives, thus allowing the alternative of ANR lots, each with its own private drive. Colman commented that he felt the Milne plan was an anomaly. The planner assistant was asked to spend about 1/2 hour reviewing past common drive approvals to see if any included separate access to any lots.

**Intern assignments** Duscha introduced intern Anush Yousefian, an environmental studies major who has volunteered to do a project for the board. The board discussed the following possibilities: comparing conservation cluster in other communities with our own to see if our bylaw can be made more usable, researching subdivision rules and regs in other communities and our own to determine if better road design could be encouraged without the necessity of granting waivers, researching the common drive permit plans as described above, or checking subdivision files for expiration dates and doing some file revision. Anush explained that she had done some research on cluster and open space development already. The board agreed to choose that subject for her work. Bayne will help her get access to research material, including the Vermont regional planning department study.

**Board effectiveness seminar** The board agreed to ask the Junior League to conduct this seminar and to expend the \$100 fee.

**Associate board members** Board members determined that several of them were missing from their packets the advisory letter from town counsel regarding associate members. The planner assistant will send the letter to members, and Yanofsky will review Concord's regulations.

**April LandUse Manager** Yanofsky asked members to review the issue and consider the proposed Laurajon Rd. subdivision in its light.

**Scenic Roads bylaws and regs** Duscha asked the planner assistant to request Dover's regs and bylaw from their town administrator. Members agreed that despite Highway Department head Gary Davis' frustration in trying to explain the law, it is too complex an issue to give blanket explanations. Gary will have to continue reviewing each case on its own specific characteristics.

The meeting was adjourned at 9:03.

Submitted by Sandy Bayne, planner assistant